

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**August Board Meeting**  
September 3, 2019

**Attendees:** Carolyn Rice, Montgomery County Commissioner (Chair of the Board)  
Doug Harnish, Principle, Market Metrics (Vice Chair of the Board)  
Russ Joseph, Treasurer (Board Member)  
Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Board Member)  
Todd Kinskey, Director of Plan. & Comm. Dev., City of Dayton (Board Member)  
Erika Mattingly, Commission Aide to Judy Dodge (Commission Representative)  
Mike Grauwelman, MCLRC (Executive Director)  
Angela Lilly, Montgomery County Treasurer's Office (Secretary)  
Sam Braun, Finance Manager, Montgomery County Auditor's Office

**Absent:** Scott Paulson, Trustee, Washington Township (Board Member)

**(Copies To)** David Williamson, MCLRC (General Counsel)

**Call to Order**

Carolyn Rice, Chair of the Board, noting a quorum, called the meeting to order. A copy of the agenda is attached for reference.

**Approval of Minutes**

Russ Joseph moved to approve the June 18, 2019 Board meeting minutes. The motion was seconded by Doug Harnish and approved unanimously by voice vote. Carolyn Rice and Sheila Crane abstained from the vote.

**New Business – MCLRC Board Treasurer**

Judy Zimmerman, Director of Finance for the Treasurer's Office and Treasurer of the MCLRC Board retired this year. Judy's replacement, Darren Andrews, has accepted the role of Treasurer for the Land Bank Board. Doug Harnish moved to appoint Darren Andrews Treasurer of the Land Bank Board. The motion was seconded by Sheila Crane and approved unanimously by voice vote.

**Other Business – Neighborhood Initiative Program**

The NIP Program reached 100% spend down and the MCLRC was eligible for and received an additional \$400,000 plus in NIP funds. The structures assigned to those funds have been demolished. A third request was made and received for an additional \$500,000, with structures earmarked for those funds all under contract. A final request has been made for \$500,000. These funds will cover the demolition of the properties oversubscribed for the program.

## **Other Business – Supreme Court Case – Board of Revisions**

A case will be heard by the Ohio Supreme court in November regarding the constitutionality of the Board of Revision hearing foreclosure cases. The Ohio Land Bank Association, the Ohio Prosecutor's Association, and the Ohio Treasurer's Association, among others, have filed briefs on this issue. This has affected the ability to purchase title insurance for all properties acquired through the Board of Revisions process. An example of how this case impacts properties was provided using the DIY program as an example.

## **Other Business – Thriving Neighborhoods**

The Thriving Neighborhood program has become a multiple year project. Mike provided an overview of items to be considered in selecting a neighborhood for the program. Those items include: community match, manageable scale, community involvement, future plan investments, and amenities. A neighborhood health index was developed identifying five categories of stress: owner occupancy, vacancy, tax delinquency, foreclosures, and home value changes. Castlewood in Harrison Township has been selected as the next project area for the program. The Board reviewed a statistical breakdown of the neighborhood.

The operating geography of the work area for Pineview has been expanded to include Mallory Park and Lake Side Drive. To date, ten houses have been demolished and the City of Dayton has been asked to demolish more properties to the north and east of the neighborhood. Two additional homes have been acquired and renovation contracts have been awarded.

## **Other Business – Pro-active Commercial**

One of the objectives for the year is to find additional properties for the Commercial Redevelopment Program. Staff has been searching for viable properties for the program. The challenge has been to find a reasonable target that is unoccupied and viable for reuse. It may be necessary to have sunk investments in these types of properties.

## **Other Business – Property Assembly**

A variety of locations have been identified as potential targets to assemble property. An area has been identified and due diligence is being completed for the properties in the target area.

## **Other Business – Memorial Day Tornados**

The Land Bank is going to be a part of the long term disaster recovery team. A variety of federal funds will be available, but activities need to be coordinated to submit one application. Local match is a requirement. Areas near but external to the damaged geography can be included in redevelopment plans qualifying them for the use of federal funds. The match will need to be identified.

## **Other Business – Financials**

The Board reviewed the MCLRC program expenditures and revenues, including a NIP reimbursement and expenditures summary. The August cash balance is approximately

\$7 million. After second half, the Land Bank's share of the DTAC distribution is \$651,000. This is the second highest distribution, with the highest received in 2016.

### **Announcement**

The September Board meeting is cancelled. The next meeting is scheduled for Tuesday, October 15, 2019.

### **Call to Adjourn**

There being no further business, the meeting was adjourned.

**I hereby certify that the minutes related to the Board of Directors' monthly meeting September 3, 2019 set forth above are the minutes approved by the Board of Directors at their meeting of October 15, 2019.**

**/s/ Angela Lilly**

**Angela Lilly, Secretary**

**Montgomery County Land Reutilization  
Corporation**



## **Board Meeting Agenda**

**Montgomery County Land Reutilization Corporation**

**August 20, 2019 3:30 pm**

**Montgomery County Treasurer's Office**

**Call to Order:** Carolyn Rice, Chair

**Roll Call:**

**Approval of Minutes:** June 18, 2019 (Attached)

**Old Business:**

**New Business:**

**Other Business:**

**Briefings:**

- Neighborhood Initiative Program
- Supreme Court Case-Board of Revisions
- Thriving Neighborhoods
  - Program Development
  - Harrison Township
- Pro-active Commercial
- Property Assembly
- Tornado
- Financials

**Next Meeting:** September 17, 2019 @ 3:30 pm

**Adjourn**